

**CITY OF DANA POINT  
PLANNING COMMISSION  
REGULAR MEETING ACTION AGENDA**

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February 7, 2011  
6:00 – 6:24 p.m.

City Hall Offices  
Council Chamber (#210)  
33282 Golden Lantern  
Dana Point, CA 92629

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**CALL TO ORDER** – Chairman Conway called the meeting to order.

**PLEDGE OF ALLEGIANCE** – Vice-Chairwoman O'Connor led the Pledge of Allegiance.

**ROLL CALL**

Commissioners Present: Chairman Ed Conway, Commissioner Norman Denton, and Vice-Chairwoman April O'Connor

Commissioners Absent: Commissioner Liz Claus, and Commissioner Gary Newkirk

Staff Present: John Tilton (City Architect/Planning Manager), Evan Langan (Associate Planner), and Denise Jacobo (Planning Secretary)

**A. APPROVAL OF MINUTES**

**ITEM 1:** Minutes of the regular Planning Commission Meeting of January 17, 2011.

**ACTION:** Motion made (Denton) and seconded (Conway) to approve the Minutes of the regular Planning Commission Meeting of January 17, 2011.  
Motion carried 3-0-2. (AYES: Conway, Denton, O'Connor NOES: None  
ABSENT: Claus, Newkirk ABSTAIN: None)

**B. PUBLIC COMMENTS**

There were no Public Comments.

**C. CONSENT CALENDAR**

There were no items on the Consent Calendar.

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**D. PUBLIC HEARINGS**

**ITEM 2: Coastal Development Permit CDP10-0012 to allow the demolition of more than 50 percent of exterior walls; as well as the addition of more than 10 percent of existing square footage to a single-family dwelling located within the Residential Single Family 4 (RSF-4) Zoning District, Planned Residential Development 3 (PRD-3) and Coastal Overlay Districts, as well as the Appeals Jurisdiction of the California Coastal Commission at 33891 Nauticus Isle.**

Applicant: Chris Foerstel (Designer)  
Owner: Louris Khalaf Trust  
Location(s): 33891 Nauticus Isle (APN 672-191-02)

Request: Approval of Coastal Development Permit CDP10-0012 to allow the demolition of more than 50 percent of exterior walls; as well as the addition of more than 10 percent of existing square footage to a single-family dwelling located within the City's Coastal Overlay District and Appeals Jurisdiction of the CA Coastal Commission.

Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project. Staff finds the project is Categorically Exempt per Section 15301 (e) (Class 1 – Existing Facilities)..

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP10-0012.

There were no requests to speak on this item.

**ACTION: Motion made (Denton) and seconded (O'Connor) to adopt Resolution No. 11-02-07-03 approving Coastal Development Permit CDP10-0012 to allow the demolition of more than 50 percent of exterior walls; as well as the addition of more than 10 percent of existing square footage to a single-family dwelling located within the Residential Single Family 4 (RSF-4) Zoning district, Planned Residential Development 3 (PRD-3) and Coastal Overlay districts, as well as the Appeals Jurisdiction of the California Coastal Commission at 33891 Nauticus Isle. Motion carried 3-0-2. (AYES: Conway, Denton, O'Connor NOES: None ABSENT: Claus, Newkirk ABSTAIN: None)**

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**ITEM 3:     Coastal Development Permit CDP10-0010 and Site Development Permit SDP10-0025 for the demolition of an existing single-family dwelling, and the construction of a new, two-story, single-family dwelling on land located within the Residential Beach Road 12 (RBR-12) Zoning District, the City's Coastal and Floodplain overlay Districts, as well as the appeals jurisdiction of the California Coastal Commission at 35461 Beach Road.**

Applicant: Timothy Wilkes, A.I.A. (Architect)  
Owner: Richmond L.P.  
Location(s): 35461 Beach Road (APN 691-152-14)

Request: Approval of CDP10-0010 and SDP10-0025 to allow the demolition of an existing single-family dwelling and, the construction of a new, two-story, single-family dwelling.

Environmental: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Department has analyzed the subject project. Staff finds the project is Categorically Exempt pursuant to Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Recommendation: That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP10-0010 and Site Development Permit SDP10-0025.

There was one (1) request to speak on this item.

**ACTION:     Motion made (O'Connor) and seconded (Denton) to adopt Resolution No. 11-02-07-04 approving Coastal Development Permit CDP10-0010 and Site Development Permit SDP10-0025 to allow the demolition of an existing single-family dwelling, and the construction of a new, two-story, single-family dwelling on land located within the Residential Beach Road 12 (RBR-12) Zoning district, the City's Coastal and Floodplain Overlay districts, as well as the Appeals Jurisdiction of the California Coastal Commission at 35461 Beach Road. Motion carried 3-0-2. (AYES: Conway, Denton, O'Connor NOES: None ABSENT: Claus, Newkirk ABSTAIN: None)**

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**E. NEW BUSINESS**

There was no New Business.

**F. STAFF REPORTS**

**John Tilton** (City Architect/Planning Manager) reported that at the last City Council meeting UltraSystems had been approved as the consultant firm to prepare the Environmental Impact Report (EIR) for the proposed Doheny Hotel project (located on the southwest corner of Pacific Coast Highway and Dana Point Harbor Drive).

He reported that on Friday, February 4<sup>th</sup>, hearings were held at City Hall to hear appeals of decisions of the Building Official from two collectives. A decision by the hearing officer is expected to be announced later in the week.

**G. COMMISSIONER COMMENTS**

There were no Commissioner Comments.

**H. ADJOURNMENT**

**Chairman Conway** announced that the *next regular* meeting of the Planning Commission will be held on Monday, March 7, 2011, beginning at 6:00 p.m. (or as soon thereafter) in the Council Chamber located at 33282 Golden Lantern, Suite 210, Dana Point, California.

**The meeting adjourned at 6:24 p.m.**